

REPORT OF THE COMMITTEE ON ZONING AND BUILDING

April 20, 2010

The Honorable,
The Board of Commissioners of Cook County

ATTENDANCE

Present: President Stroger and Chairman Silvestri, Vice Chairman Murphy, Commissioners Beavers, Butler, Daley, Gorman, Goslin, Sims and Steele Suffredin (10)

Absent: Commissioners Claypool, Collins, Gainer, Moreno, Peraica, Reyes and Schneider (7)

Ladies and Gentlemen:

Your Committee on Zoning and Building, having had under consideration the matter hereinafter mentioned, respectfully reports and recommends as follows

SECTION 1

Your Committee has considered the following item and upon the adoption of this report the recommendation is as follows:

296767 DOCKET #8349 – MICHAEL P. CLOONAN, Owner, 1532 South Roselle Road, Schaumburg, Illinois. Application (No. SU-07-08; Z07081). Submitted by Meadowhill Development, Inc., 1532 South Roselle Road, Schaumburg, Illinois 60193. Seeking a SPECIAL USE, in the R-4 Single Family Residence District for a Preliminary Planned Unit Development for eight (8) new single family homes and one (1) existing single family home in Section 17 of Hanover Township. Property consists of 9.72388 acres located on the north side of Wolsfeld Drive approximately 1430 feet north of Park Avenue in Hanover Township, County Board District #15. Intended use: Currently there is one (1) single family home on the subject properties. The variation, previously approved, in the R-4 Single Family Residence District is for a Preliminary Planned Unit Development. The proposed use is to construct eight (8) new single family homes. **Recommendation: That the application be granted a one year extension of time.**

Conditions: None

Objectors: None

Commissioner Butler, seconded by Vice Chairman Murphy moved, the approval of Communication No. 296767. The motion carried.

SECTION 2

Your Committee has considered the following numbered and described applications requesting a public hearing before the Cook County Zoning Board of Appeals on a request for a Special Use, Unique Use on certain properties described therein:

303844 DOCKETS #8591 & 8592 - ROBERT G. GROBLE, Owner, 512 West 37th Street, Chicago, Illinois 60609, Application (No. SU-09-17; Z09093). Submitted by Kevin W. Baldwin, Daley Mohan Groble, P.C., 55 West Monroe Street, Suite #1600, Chicago, Illinois 60603. Seeking a SPECIAL USE, UNIQUE USE in the I-3 Intensive Industrial District for the use of the existing building as a two-unit residential building (If granted with companion V-09-76 for setback issues) in Section 36 of Worth Township. Property consists of approximately 0.072 of an acre located on the east side of Sheridan Avenue, approximately 125 feet south of 131st Street in Worth Township, County Board District #5. Intended use: For a two-unit dwelling, companion to V-09-76. **Recommendation: That the application be granted**

Conditions: None

Objectors: None

The Cook County Zoning Board of Appeals to whom said applications was referred, submitted a Communication setting forth its findings and recommendations following public hearings held thereon, and recommended that said application be granted subject to conditions as stated in the findings.

Commissioner Goslin, seconded by Vice Chairman Murphy moved, the approval of Communication No. 303844. The motion carried.

SECTION 3

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

306172 DOCKET #8622 - M. & S. SCHEPPLER, Owners, Application (No. V-10-13): Variation to reduce front yard setback from 40 feet to 32 feet (existing); reduce corner setback from 25 feet to 22 feet (existing); reduce left interior side yard setback from 15 feet to 4.9 feet (existing); and reduce lot area from 20,000 square feet to 19,694 square feet (existing) to bring property into compliance for a proposed covered porch addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.45 of an acre, located on the northeast corner of 59th Street and Edgewood Avenue in Lyons Township, County Board District #16. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

306173 DOCKET #8623 - M. GOERINGER, Owner, Application (No. V-10-14): Variation to reduce lot area from 40,000 square feet to 22,792 square feet (existing); and reduce lot width from 150 feet to 107 feet (existing) for proposed Single Family residence on well and septic in the R-4 Single Family Residence District. The subject property consists of approximately 0.52 of an acre, located on the southeast corner of Monterey Avenue and Sunset Drive in Schaumburg Township, County Board District #15. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

306174 DOCKET #8624 – A. DU CHATELLIER, Owner, Application (No. V-10-15): Variation to reduce corner setback from 15 feet to negative 0.55 feet (existing accessory shed); and reduce corner setback from 15 to 12.32 feet (existing principal) to bring property into compliance in the R-5 Single Family Residence District. The subject property consists approximately 0.25 of an acre, located on the northeast corner of Meade Avenue and 127th Street in Worth Twp, County Board District #6. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

306175 DOCKET #8625 – S. & D. WESSLER, Owner, Application (No. V-10-16): Variation to reduce lot width from 60 feet to 50 feet (existing); reduce lot area from 10,000 square feet to 6,360 square feet (existing); and reduce left interior side yard setback from 5 feet to 2.18 feet (existing) for a garage addition in the R-7 General Residence District. The subject property consist of approximately 0.15 of an acre, located on the south side of 115th Street approximately 149.50 feet west of Springfield Avenue in Worth Township. County Board District #6. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Commissioner Goslin, seconded by Vice Chairman Murphy moved, the approval of Communication Nos. 306172, 306173, 306174 and 306175. The motion carried.

Vice Chairman Murphy, seconded by Commissioner Daley, moved to adjourn, the motion carried and the meeting was adjourned.

Respectfully submitted,
Committee on Zoning and Building

Peter N. Silvestri, Chairman

Attest:

Matthew B. DeLeon, Secretary